

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	FOREST ST, ARLINGTON

## OWNERSHIP

Owner 1:	O' NEIL KEVIN JOHN			
Owner 2:	CAVALLARO ANGELA KATHLEEN			
Owner 3:				
Street 1:	384 FRANKLIN ST			
Street 2:				
Twn/City:	READING			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01867		Type:	

## PREVIOUS OWNER

Owner 1:	GIBIAN GRANT H -		
Owner 2:	-		
Street 1:	44-46 FOREST STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1926, having primarily Aluminum Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16387	Total SF/SM:	7138	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	443,898	Spl Credit		Total:	443,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7138.000	426,100	600	443,900	870,600
Total Card	0.164	426,100	600	443,900	870,600
Total Parcel	0.164	426,100	600	443,900	870,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		394.29	/Parcel: 394.29

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	426,100	600	7,138.	443,900	870,600		Year end	12/23/2021
2021	104	FV	405,700	600	7,138.	443,900	850,200		Year End Roll	12/10/2020
2020	104	FV	405,800	600	7,138.	443,900	850,300	850,300	Year End Roll	12/18/2019
2019	104	FV	331,700	600	7,138.	450,200	782,500	782,500	Year End Roll	1/3/2019
2018	104	FV	345,000	0	7,138.	336,100	681,100	681,100	Year End Roll	12/20/2017
2017	104	FV	323,900	0	7,138.	304,400	628,300	628,300	Year End Roll	1/3/2017
2016	104	FV	323,900	0	7,138.	291,700	615,600	615,600	Year End	1/4/2016
2015	104	FV	271,000	0	7,138.	247,300	518,300	518,300	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

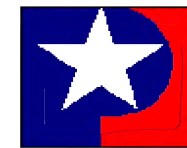
Date	Result	By	Name
9/9/2021	USPS	JO	Jenny O
9/7/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Measured	372	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
7/26/1993		TH	

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_\_\_/\_\_\_\_/\_\_\_\_

Sign:

### VERIFICATION OF VISIT NOT DATA

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**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	38916
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
1	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

